

LEGAL DESCRIPTION Overhang Easement:

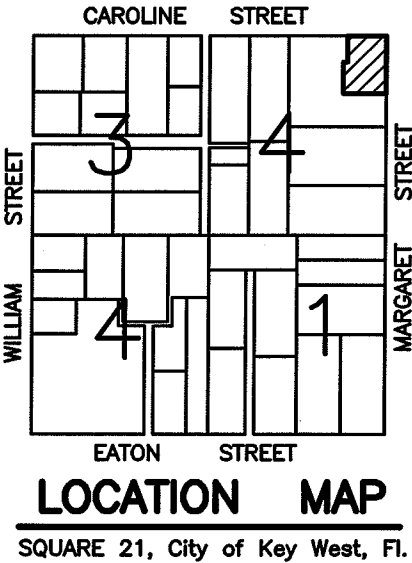
A 7.0 foot wide overhang, located adjacent to Harpoon Harry's Restaurant, at the corner of Caroline Street and Margaret Street, being on the Right-of-Way of Caroline Street and the Right-of-Way of Margaret Street, City of Key West, Monroe County, Florida and being more particularly described as follows:  
Commence at the intersection of the Southeasterly Right-of-Way Line of Caroline Street and the Southwesterly Right-of-Way Line of Margaret Street; thence in a Southwesterly direction along the said Right-of-Way line of Caroline Street for a distance of 36.57 feet; thence at a right angle and in a Northwesterly direction along the edge of a awning for a distance of 7.00 feet; thence at a right angle and in a Northeasterly direction along the edge of a awning for a distance of 37.85 feet; thence at angle of 90°07'19" to the left and in a Southeasterly direction and along the edge of a awning for a distance of 37.30 feet; thence at a right angle and in a Southwesterly direction and along the edge of a awning for a distance of 7.27 feet to the said Southwesterly Right-of-Way Line of Margaret Street; thence at a right angle and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Margaret Street for a distance of 60.75 feet to the Point of Beginning.  
Containing 480.74 square feet, more or less.

SURVEYOR'S NOTES:

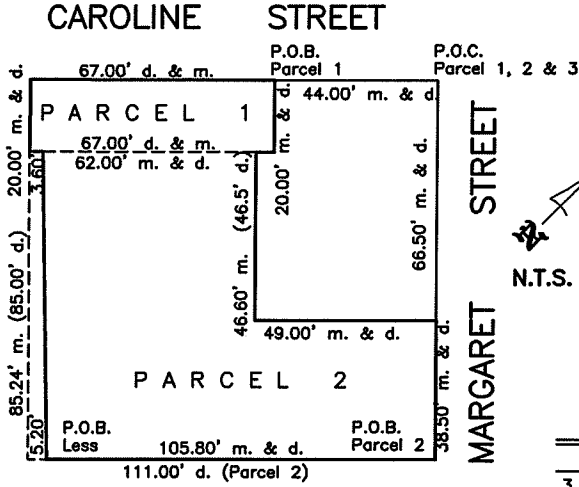
North arrow based on plat assumed median  
Reference Bearing: R/W Caroline Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324  
Abbreviations:  
Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
d. = Deed  
N.T.S. = Not to Scale  
C. = Centerline  
Elec. = Electric  
Tel. = Telephone  
Ench. = Encroachment  
O.L. = On Line  
C.L.F. = Chain Link Fence  
o/h = Overhead  
Elev. = Elevation  
B.M. = Bench Mark  
P.O.C. = Point of Commence  
P.O.B. = Point of Beginning  
P.B. = Plat Book  
pg. = page  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
Irr. = Irregular  
conc. = concrete  
I.P. = Iron Pipe  
Field Work performed on: 6/2/13

Monumentation:

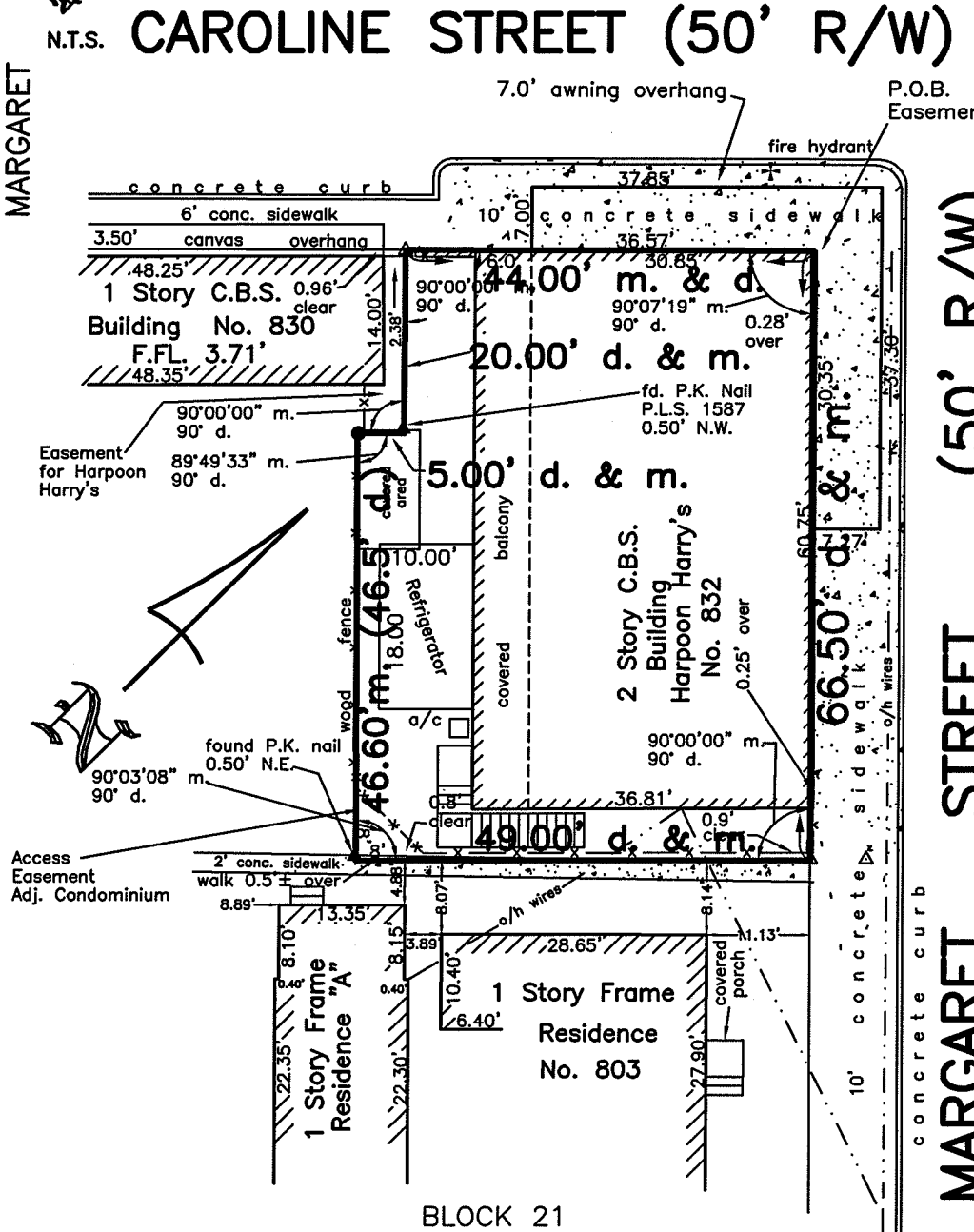
● = set 1/2" Iron Pipe, P.L.S. No. 2749  
● = Found 1/2" Iron Pipe  
● = Found 1/2" Iron Bar  
▲ = Set P.K. Nail, P.L.S. No. 2749  
○ = w.m.  
Bal. = Balcony  
Pl. = Planter  
Hydt. = Fire Hydrant  
F.W. = Fire Well  
A/C = Air Conditioner  
+ = Fire Hydrant  
\* = Light  
○ = sign  
I.B. = Iron Bar  
C.B. = Concrete Block  
C.B.S. = Concrete Block Stucco  
cov'd. = Covered  
wd. = Wood  
☒ = Concrete Utility Pole  
○ = Wood utility Pole  
☒ = Wood Utility Pole with Guy wire



SQUARE 21, City of Key West, Fl.



All angles are 90° unless notes



CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Harpoon Harry's 832 Caroline Street, Key West, Fl. 33040			
Specific Purpose Survey Overhang Easement		Dwn No.: 14-299A	
Scale: 1"=20'	Ref. 159-60	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 6/26/14		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
9/12/14: revise L.D. to 7.0 overhang			
f/datafred/dwa/keywest/block21/harpoon			

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